Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 Whitworth Avenue Springvale, 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$700,000 & $750,000

Median sale price

Median price	$650,000	Property Type	UNIT	Suburb	SPRINGVALE
Period - From	01-Mar-2025	to	28-Feb-2026	Source	Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 HARCOURT AVENUE MULGRAVE VIC 3170	$720,000	02-Dec-2025
2	2/20 HILLSIDE STREET SPRINGVALE VIC 3171	$725,000	01-Jul-2025
3	1/30 LEWIS STREET SPRINGVALE VIC 3171	$690,000	02-Oct-2025

This statement of information was prepared on 14-Aug-2026 at 3:31:21 PM AEST